

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

January 27, 2026

FROM

TERRY W. THOMPSON, Director, Real Estate Services Department

BEAHTA DAVIS, Director, Regional Parks Department

SUBJECT

Resolution Declaring County-Owned Regional Parks Property in the City of Ontario is Exempt Surplus Land

RECOMMENDATION(S)

1. Find that the adoption of the Resolution in Recommendation No. 2 is exempt under the California Environmental Quality Act Guidelines, Title 14 of the California Code of Regulations Section 15061(b)(3) (Common Sense Exemption).
2. Adopt **Resolution No. 2026-14**:
 - a. Declaring approximately 33.67 acres of vacant land owned by San Bernardino County, Assessor's Parcel Numbers 0210-181-44-0000 and 0110-471-01-0000, located on the south side of 4th Street and the west side of Turner Avenue in Ontario, is no longer necessary for the uses and purposes for which it was acquired, and is surplus to the County's needs consistent with County Policy 12-17 – Surplus Real Property.
 - b. Declaring approximately 33.67 acres of vacant land owned by San Bernardino County, Assessor's Parcel Numbers 0210-181-44-0000 and 0110-471-01-0000, located on the south side of 4th Street and the west side of Turner Avenue in Ontario as exempt surplus land pursuant to Government Code section 54221(f)(1)(J).
 - c. Determining that none of the characteristics listed under Government Code section 54221(f)(2) apply to the property identified in Recommendation No. 2.b.
 - d. Finding that it is in the County's best interests to make the Property available for disposition for Regional Parks Department purposes and that leasing the Property will generate revenue that directly furthers the mission and operations of Regional Parks, including the development, maintenance, and operation of park facilities and recreational improvements.
 - e. Directing the Clerk of the Board of Supervisors to certify the adoption of this Resolution and directing the Real Estate Services Department to send a copy of this Resolution to the State of California Department of Housing and Community Development in accordance with Sections 104(c) and 400(e) of the Surplus Land Act Guidelines.
3. Direct the Real Estate Services Department to file a Notice of Exemption for the project as required under the California Environmental Quality Act.
(Presenter: Terry W. Thompson, Director, 387-5000)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Operate in a Fiscally-Responsible and Business-Like Manner.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

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FINANCIAL IMPACT

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost), as it pertains to a Resolution declaring County-owned property managed by County Regional Parks (Parks) as surplus land.

BACKGROUND INFORMATION

The recommended action will adopt a Resolution declaring Assessor's Parcel Numbers 0210-181-44-0000 and 0110-471-01-0000, comprising approximately 33.67 acres located on the south side of 4th Street and the west side of Turner Avenue in Ontario (the "Property"), as no longer necessary for the purposes for which it was originally acquired, and designating it as exempt surplus land pursuant to County Policy 12-17 and Government Code section 54221(f)(1)(J). A map of the Property is provided in Exhibit A to the Resolution.

The Resolution further determines that none of the conditions described under Government Code section 54221(f)(2) apply and finds that the Property is encumbered by valid legal restrictions. Specifically, there are California Department of Parks and Recreation Office of Grants and Local Services (OGALS) deed restrictions that prohibit residential development and require the land to remain dedicated to public and recreation use. The Resolution also finds that leasing the Property will generate revenue that directly supports the mission and operations of Cucamonga-Guasti Regional Park (Guasti Park), including the development, maintenance, and enhancement of recreational facilities and related improvements.

OGALS administers grant programs supporting the acquisition, development, and improvement of local and regional park facilities. Declaring this County-owned Property as surplus while maintaining compliance with applicable OGALS deed restrictions, allows Parks to pursue lease opportunities that align with both state law and grant requirements. Revenue generated from such leases will be reinvested into eligible park, recreation, and open-space projects that advance the County's long-term public recreation goals.

Guasti Park offers fishing lakes, a swimming complex, picnic areas, and sheltered spaces for events, making it a valued regional gathering place for families and outdoor enthusiasts. However, the approximately 33.67 acres on the south side of 4th Street and west side of Turner Avenue remain vacant, are not accessible from the developed portions of the park and are not currently used by the community. Leasing this underutilized portion would activate the area, potentially bringing jobs, and recreational opportunities to the community.

Parks and Real Estate Services Department (RESO) staff have reassessed the property to evaluate its development potential and regional impacts. Based on this assessment, staff determined that the property is not currently accessible from the developed areas of the park, which remain necessary and essential to support the park's original intended uses and purposes. However, the remaining 33.67 acres continue to be classified as surplus and are no longer required for the purposes for which the property was originally acquired.

The Parks staff has determined that the designation of the Property as exempt surplus land does not have the potential for creating a significant effect on the environment. Therefore, this action is covered by the common-sense exemption and exempt from further review under California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3). Further CEQA review will be required prior to Board of Supervisors (Board) approval of any future disposition of the Property, and RESO will request confirmation of the findings in a subsequent item.

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In accordance with the California Department of Housing and Community Development (HCD) Surplus Land Act Guidelines Section 400(e), RESD will provide a copy of the Resolution to HCD for final determination stating the Property qualifies as exempt surplus land under valid legal restrictions.

RESD is requesting that the Board approve the Declaration of Exempt Surplus Land to authorize long-term, revenue-generating leasehold opportunities consistent with County Policy 12-17 (Surplus Real Property) and the Surplus Land Act.

PROCUREMENT

County Policy 12-17 allows for property that is no longer needed and has no economic reason for retention to be declared surplus and disposable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Suzanne Bryant and John Tubbs II, Deputies County Counsel, 387-5455) on December 18, 2025; Regional Parks (Beatha Davis, Director, 387-2340) on January 5, 2026; Purchasing (Ariel Gill, Supervising Buyer, 387-2070) on December 18, 2025; and County Finance and Administration (Elias Duenas, 387-4052, and Eduardo Mora, 387-4376, Administrative Analysts) on January 9, 2026.

(AR:501-7579)

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Record of Action of the Board of Supervisors
San Bernardino County

APPROVED (CONSENT CALENDAR)

Moved: Curt Hagman Seconded: Joe Baca, Jr.
Ayes: Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.
Absent: Col. Paul Cook (Ret.)

Lynna Monell, CLERK OF THE BOARD

BY



DATED: January 27, 2026



cc: File - Real Estate Services w/resolution
CCM 01/29/2026